

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On August 8, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 8, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF AUGUST 1, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 1, 2013. The motion passed unanimously.

### COMMUNICATIONS

**Department of Transportation Report of Property Acquisitions.** As required by CGS Section 13a-73(h), the Board received a report from DOT dated August 2, 2013 listing property acquisitions, not in excess of \$5,000, processed during the month of July 2013.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

<b>PRB #</b>	<b>13-172</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	151-297-040		
<b>Grantor:</b>	Gaetano Setaro		
<b>Property:</b>	11 Chase Avenue, Waterbury		
<b>Project Purpose:</b>	Reconstruction and Widening of Chase Avenue Project		
<b>Item Purpose:</b>	Administrative Settlement for the acquisition of a 425± SF of land, 100± SF defined traffic easement, additional compensation for the installation of new a guardrail as well as an increased value of severance related to the acquisition.		

Staff reported that the project generally involves the widening and reconstruction of Homer Street/Chase Avenue in Waterbury. The project activities will include but not be limited to full depth reconstruction, roadway widening, storm drainage improvements, sidewalks, signalization upgrades and curbing.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 8, 2013

Page 2

The purpose of the project is to address existing safety and capacity deficiencies on Homer Street/Chase Avenue. The recommended improvements will improve safety and increase capacity by providing two through lanes in each direction and an additional turning lane at each intersection. The overall project will be 80% funded by Federal TIP dollars and 20% by the State local match.

The subject of PRB #13-172 at 11 Chase Avenue is 0.86 acres on the south side of the Avenue, in the “commercial arterial” zone, where the improvements consist of an owner-operated automobile garage and repair facility and a commercial tractor dealership. A strip of land measuring 3± feet by 150± feet will be taken along the property frontage on the south side of Chase Avenue. A guardrail and pavement will be removed. The defined traffic easement will accommodate the installation of a traffic signal, which the DOT will have the right to maintain. Based on an estimate of compensation by DOT appraiser Mark Mickiewicz, the Grantor was offered \$8,000 (May 2013). The parties agreed to \$15,000 in damages as explained in the Administrative Settlement Statement approved by Mr. Obey on July 18, 2013 as follows:

Item	Calculation	EOC Damages	Negotiated Settlement
Land taken in fee simple	425 SF @ \$12.00/SF	\$5,100	\$5,100
Defined traffic easement	100 SF @ \$12.00/SF x 95%	\$1,140	\$1,140
Pavement	Lump sum	\$ 800	\$ 800
Guardrail	Lump sum	\$1,000	<b>\$2,500</b>
Severance	1.25% of assessed property value of \$450,000		<b>\$5,625</b>
<b>Total (rounded)</b>		<b>\$8,000</b>	<b>\$15,000</b>

The owner plans to replace the guardrail on his own property, and provided DOT with a cost estimate of \$4,519.88 for the replacement of the guardrail (approximately \$30/linear foot). DOT agreed to compensation at the rate of \$16.67/LF, or \$2,500. The severance award appears to be in part temporary, and in part permanent. The owner claimed to experience a loss of business during the first phase of the project. The road widening causing the relocation of the guardrail will slightly diminish the area available for business purposes.

Staff recommended Board approval. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The negotiated settlement is reasonable and is well supported by the documentation provided.

**PRB #** 13-174 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 41-113-002  
**Grantor:** Richard L. Erlandson, Jr.  
**Property:** 58 East High Street, East Hampton  
**Project Purpose:** Intersection and Safety Improvements on Rte. 66 & Rte. 196 Project  
**Item Purpose:** Acquisition of a 2,420± SF of land, 1,400± SF slope easement and a 1,470± SF temporary construction easement.

Staff reported that the DOT project for “Intersection and Safety Improvements on Route 66 and Route 196 and Old Marlborough Road” in East Hampton is designed to improve traffic flow, improve sight lines, and improve access and egress to Lakeview Street.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 8, 2013

Page 3

The subject of PRB #13-175 at 58 East High Street is 1.32 acres on the south side of East High Street (CT Route 66), at its intersection with Old Marlborough Road. It is in a commercial zone, where the improvements consist of an owner-operated machine shop and a single family residence. The improvements are not affected by the DOT project. The adjacent property is a CVS pharmacy.

A strip of land measuring 15± feet by 150± feet will be taken along the property frontage on the south side of Route 66; together with a slope easement and a temporary work area easement. Based on an estimate of compensation by DOT appraiser John Burke, the Grantor was offered \$4,900 (April 2013). The parties agreed to \$6,600 in damages as explained in the “Work Flow” memo and approved by Michele London on June 12, 2013 as follows:

Item	Calculation	EOC Damages	Negotiated Settlement
Land taken in fee simple	2,420 SF @ \$1.65/SF	\$3,993.00	
Slope Easement	1,400 SF @ \$1.65/SF x 20%	462.00	
Temporary Work Area	1,470 SF @ \$1.65 x 20%	485.10	
<b>Total Damages</b>	<b>\$4,940.10, say</b>	<b>\$4,900.00</b>	<b>\$6,600</b>

The settlement is halfway between the DOT’s original offer of \$4,900 and the owner’s counter offer of \$8,300 which the Grantor based on the town’s tax assessment value. The appraiser noted that the comparable sales of commercial land ranged from \$0.34 to \$2.71/SF. The negotiated settlement of \$6,600 indicates a value of \$2.20/SF for the subject property, which is within the range of sales data.

Staff recommended Board approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The negotiated settlement is reasonable and is well supported by the documentation provided.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #13-172-** Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-172. The motion passed unanimously.

**PRB FILE #13-174-** Mr. Millstein moved and Mr. Valengavich seconded a motion to approve PRB File #13-174. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary